MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

JULY 15, 2014

INVOCATION:
Director of Community Development Larry Appel gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Boysen led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Community Development Appel, Deputy City Manager Barnhard, City Librarian Housel, Police Chief Martin, Fire Chief Orr, Director of Recreation and Parks Posada, Acting Director of Public Works Springer, Director of Utilities Sweet, Deputy City Manager Tse, Director of Administrative Services Visé, Planning Division Manager Gilli, and Chief Deputy City Clerk Garietz.

1. PROCLAMATIONS/PRESENTATIONS:

A. LIBRARY VOLUNTEER OF THE MONTH
Councilmember Orach presented a certificate and plaque in recognition of the Orcutt Storyteller volunteers, Carol Gregor, Betty Rose Gunn, Diane Handlos, and Sheri Willebrand, and their time and contributions in presenting fun, creative preschool story times to children ages 3 to 5 at the Orcutt Branch Library. City Manager Haydon explained that the City of Santa Maria is responsible for providing services at several County branch libraries including Orcutt, Guadalupe, and Cuyama.

2. PUBLIC COMMENT PERIOD:
Kiera Van Patten joined with Matt Gerardi and Hannah Jackson, representing Righetti High School FFA, and spoke about a program she developed for special needs students in the FFA program. Through the program, the group raised six goats this year for the Santa Barbara County Fair.

Leonardo Espinoza, Jr. spoke about establishing a mulching program during the drought and the possibility of creating a dam during the rainy season in the Santa Maria Levee.

Glenn Morris, President/CEO of the Chamber of Commerce, introduced himself to the City Council and said he looks forward to working with City in a long and fulfilling partnership.

City Manager Haydon asked Fire Chief Orr to give the City Council an update on Fourth of July activities and incidents.

Fire Chief Orr reported there were a total of 21 fireworks stands in the City this year. All were inspected and in compliance with State laws. The Fire Department visited six block parties to ensure that emergency access was maintained. The Fairpark estimated about 2,000 people in attendance at the July 4th fireworks. The Police and Fire Departments handled about 46 calls that evening and Marian Medical Center reported no injuries that day.

City Manager Haydon announced that Police Chief Martin recently gave a press conference on Part I Crime Statistics and asked Chief Martin to update the City Council.

Police Chief Martin explained that, each year, cities are required to report crime statistics to the Bureau of Criminal Statistics. The FBI in turn produces a National Crime Statistic book. To ensure uniformity, only certain crimes are reported and they are referred to as the Part I Crimes. The 8 major crime categories include: 1) Criminal Homicide; 2) Forcible Rape; 3) Robbery; 4) Aggravated Assault; 5) Burglary; 6) Larceny-Theft; 7) Motor Vehicle Theft; and 8) Arson.

In 2013, robberies, aggravated assaults, and burglaries were down. Santa Maria, with a population of slightly over 100,000, is grouped with large cities in the reporting and is the largest city in Santa Barbara County. The average homicide rate in the United States for a population of 100,000 is 4 per year. Santa Maria consistently remains below the average. The number of rapes has increased slightly, possibly attributable to more victims coming forward and reporting them. Chief Martin thanked the victim assistance groups who offer support and convince victims to come forward and report the crime. Robbery crimes have dropped 15 percent. Aggravated assaults now include domestic violence situations and the numbers have been adjusted accordingly for the report.

Burglaries are down 9 percent. Larceny-Theft showed an 18 percent increase. Motor vehicle theft is at 83 percent. Chief Martin advised against leaving a car open and unlocked with the engine running to help reduce this percentage. Arson was up 4 percent in 2013. So far, in 2014 there has not been a homicide in Santa Maria.

Councilmember Zuniga asked for clarification on the reporting of domestic violence. Chief Martin said the City of Santa Maria includes incidences of domestic violence in the aggravated assault category, but this may not be the case for other cities nationwide.

Councilmember Zuniga asked what percentage of stolen vehicles are recovered. Chief Martin said about 90 percent are recovered.

Councilmember Boysen asked if the motor vehicle theft percentage is high in other cities. Chief Martin explained that this percentage was specific to Santa Maria and a task force is being assembled to study the situation.

Councilmember Green asked about any trends with vehicle theft. Chief Martin said the most commonly stolen cars were 1994 and 1995 Honda Accords.

3. CONSENT CALENDAR:
Councilmember Boysen reported that he would be recusing himself from Item 3C (Warrants) due to a financial conflict of interest.

Councilmember Zuniga asked to comment on Item 3F.

Item 3F - Fairway Business Park
Councilmember Zuniga asked for clarification on the request being made with this item.

Acting Director of Public Works Springer responded the item was a request to change the subdivision from 16 parcels to 2 parcels with no zone change or General Plan change.

Consent Calendar Items 3A through 3F (except Item 3C) were approved on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Consent Calendar Item 3C only, Warrants, was approved on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote: 4-0-1

AYES: Councilmembers Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: Councilmember Boysen

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular City Council meeting of July 1, 2014, were approved as submitted.

C. WARRANTS
Warrant Nos. 187261 to 187555 totaling $2,916,970.29 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant No. 183379 was cancelled.

D. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

E. ORDINANCE – COTTAGE FOOD OPERATIONS 2ND READING
The City Council conducted the second reading and adopted Ordinance No. 2014-04 adding new Chapter 12-29B Cottage Food Operations, and other related amendments to Title 12, to add the definition and amend allowed uses in all residential zoning districts for Cottage Food Operations.

Ordinance No. 2014-04 adopted. AN ORDINANCE OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING TITLE 12 OF THE SANTA MARIA MUNICIPAL CODE REGULATING COTTAGE FOOD OPERATIONS.

F. FAIRWAY BUSINESS PARK SUBDIVISION MAP & AGREEMENT
Resolution No. 2014-90 was adopted approving the subdivision map and agreement for Fairway Business Park, Tract 5988.

Resolution No. 2014-90 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE SUBDIVISION MAP AND AGREEMENT FOR FAIRWAY BUSINESS PARK, TRACT 5988.

APPOINTMENTS:

4. APPOINTMENTS TO VARIOUS BOARDS AND COMMITTEES. Chief Deputy City Clerk Garietz gave a presentation as detailed in the written Council Agenda Report. The Council was asked to make appointments to the Block Grants Advisory Committee and the Library Board of Trustees.

Block Grants Advisory Committee
Five terms expire at the end of July 2014. Applications were received from incumbents Esther Acosta and Alesia Yglesias; and four new applications were received from Judith Frost, Edward Haworth, Kelly White-O'Neill, and Kenneth Wolf. Incumbents Bodil Cudd, Robert Dickerson, and Carl Nielsen did not reapply. The nominations are made by each Councilmember. The appointments are made by Mayor Patino with ratification by the City Council. Appointees will serve a term of three years ending in July 2017.

Public Input
There was no input from the public.

Councilmember Zuniga indicated that she had not had an opportunity to talk with the prospective candidates and she had been approached by individuals who were on vacation, but interested in applying. She requested that staff reopen the application period for her nomination for another 30 days.

Councilmember Orach nominated Esther Acosta.
Councilmember Boysen nominated Kelly White-O'Neill.
Councilmember Green nominated Alesia Yglesias.
Mayor Patino nominated Judith Frost.

City Attorney Trujillo stated that all possible conflicts of interest with the nominees had been researched and none were found.

Mayor Patino accepted all nominations and on motion, seconded by Councilmember Orach, Kelly White-O'Neill, Alesia Yglesias, Esther Acosta, and Judith Frost were appointed to the Block Grants Advisory Committee to serve a term of three years ending in July 2017, and carried unanimously. 5-0

Library Board of Trustees
One term expires on the Library Board of Trustees at the end of July 2014. Incumbent William Peterson did not reapply. Two new applications were received from Jean Geraghty and Laura Selken. No other applications were received. Appointments are made by Mayor Patino with ratification by the City Council.

On motion by Mayor Patino, seconded by Councilmember Zuniga, Laura Selken was appointed to the Library Board of Trustees to serve a term of three years ending in July 2017, and carried unanimously. 5-0

Chief Deputy City Clerk Garietz reported no applications had been received for the Board of Appeals, or the Central Coast Commission for Senior Citizens, Area Agency on Aging.

Staff was directed to continue advertising both vacancies and to extend the application deadline by 30 days for one Block Grants Advisory Committee vacancy.

PUBLIC HEARING:

5. ANNUAL WEED ABATEMENT PROGRAM ASSESSMENTS. Acting Director of Public Works Springer gave a presentation as detailed in the written Council Agenda Report. The City Council held a public hearing to consider protests to the proposed assessments for the City's Annual Weed Abatement Program to be collected as part of the 2014-15 property tax rolls. On March 19, 2014, Streets and Facilities staff mailed an abatement letter to owners of 240 properties. The letter informed the property owners of the Weed Abatement Program and that their property was in need of abatement. By signing and returning the mailed abatement letter to the Streets and Facilities Supervisor, property owners indicated their intention to accomplish abatement on their own and to continually abate nuisances in the event of recurrence. The abatement letter gave a deadline of April 11, 2014, for property owners to notify the Streets and Facilities Supervisor of their intent to accomplish their own abatement. After receiving notification, property owners themselves abated 227 lots. The City's contractor abated weeds and debris on the balance of 13 lots. The City's contractor abated 14 lots last year. The Streets and Facilities Supervisor developed a report of costs listed by assessor parcel number for the 13 lots abated. The administrative fee calculation method is based on a straight percentage of the abatement costs and generally covers the costs associated with the work required to administer the program, secure the services of contractors, and measure the areas of abatement for payments to the contractors. The cost of abatement constitutes a special assessment against the properties. Charges for the service will be added to the property tax bill for each parcel abated by the City. Work performed on City-owned properties is paid out of funds budgeted for this purpose. Acting Director of Public Works Springer stated that Exhibit A to the resolution was being substituted with a revised Exhibit due to a rounding issue on the spreadsheet that changed the assessment calculation by $0.01. He requested that the City Council adopt the resolution to include the revised Exhibit A.

Written Communications
No written protests or communications were received.

Public Hearing
Mayor Patino opened the public hearing at 7:14 p.m., and closed the public hearing having received no requests to speak on this item.

Councilmember Discussion
Councilmember Zuniga asked why only one parcel was being charged a landfill fee.

Acting Director of Public Work Springer responded there may have been one trip to the landfill involved with that abatement and that would be why that specific parcel included a landfill fee.

Resolution No. 2014-91 was adopted confirming the report of weed abatement costs as amended in Exhibit A for assessment purposes, and directing the costs to be submitted to the Santa Barbara County for collection with the 2014-15 property taxes on motion by Councilmember Orach, seconded by Councilmember Boysen, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2014-91 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, CONFIRMING REPORT OF WEED ABATEMENT COSTS FOR ASSESSMENT PURPOSES BY THE STREETS AND FACILITIES SUPERVISOR.

REGULAR BUSINESS:

6. CONCEPTUAL REVIEW OF THE PROPOSED BETTERAVIA PLAZA. The City Council considered a conceptual review of the proposed Betteravia Plaza and whether or not to direct staff to initiate a General Plan Zone (GPZ) change that would ultimately allow development of a commercial center, professional offices, and multi-family housing on property previously approved for an industrial center (Zimmerman property).

Director of Community Development Appel gave a presentation as detailed in the Council Agenda

Report. The project site is 55 acres of agricultural land along Betteravia Road, bound by Blosser Road to the west, the railroad to the east, and Harvest Glen Gardens residential neighborhood and the Acquistapace School site to the north. Although the site is zoned Light Industrial, industrial companies have expressed concern about locating near the adjacent homes and school. Thus, the Zimmerman family is requesting consideration of a zone change that could accommodate retail along Betteravia Road and professional office and R3 multi-family housing to the rear. If this project is approved, the raw property value would increase from roughly $14,728,000 to $25,708,000, and the developed property value would increase from $81,000,000 to $125,312,500.

The applicant has agreed to fund a comprehensive Fiscal Impact Analysis to provide Council with additional information upon which to base their decision. The analysis will compare the current zoning opportunities with the proposed zoning in terms of job growth and salary ranges, office space, housing need, and long term change or impact to Betteravia Road. The California Environmental Quality Act (CEQA) will study potential traffic issues with the zoning left as is, compared to the proposed zoning.

Benefits of the project include the fact that the location would be convenient as a neighborhood serving retail. Property tax and sales tax income to the City would increase with the re-designation. The Betteravia Plaza project would require a GPZ, a conceptual Planned Development (PD) permit, Tract Map, CEQA analysis, and possibly an EIR due to new CEQA requirements. If Council authorizes staff to process the GPZ application, the first step would be to work with the applicant to define the project description, develop parameters such as the general use, size, location and height of buildings, and street and driveway locations.

Mr. Appel explained the four options being presented to Council: 1) Accept the GPZ application and the applicant's preliminary PD, with Development Agreement; 2) Accept the GPZ application, but require a standard PD, required by all other developers; 3) Don't accept the GPZ or preliminary PD and provide direction to the applicant for revisions; and 4) Continue the item to a future meeting and research more information prior to making a decision.

Applicant Dan Blough said that since the project is in the Conceptual Review stage, there is adequate opportunity for Council and City staff to have control over the entire process as information becomes available. He said he anticipates a high-end senior project or apartments on the property along with much needed restaurants. He stated the actual tax revenues from the project would be higher than initially reported as his calculations had been incorrect the first time, and that for the CPO and C2 would generate about $1.4 million a year in traffic mitigation fees. All of the property will be easily accessible by pedestrians.

Public Input
They were no requests to speak.

Council discussion
Councilmember Boysen asked what the difference was between the Developer Agreement and the preliminary PD.

Mr. Appel said the Development Agreement is between the City and the Developer, and would specify certain issues the City may be concerned with that the preliminary PD would not. Ultimately, there would be final Planned Developments for everything on the property.

Councilmember Zuniga said the development seemed very promising. She expressed interest in having senior housing on the site. She stated she was concerned with the development process if it did not begin with a full PD and thought the City might be setting a precedence for other developers.

Director of Community Development Appel responded that the Development Agreement would minimize potential problems that could arise by starting without a full PD. He indicated the City always evaluates project requests on a case-by-case basis and he did not believe this would set a precedence.

Councilmember Orach asked if the City had ever done a preliminary PD permit. He expressed some concern about the Carmen Lane corridor (a popular east/west corridor) and the train tracks saying there may need to be some kind of pedestrian crossing over the tracks at some point. He also expressed concern about the pass through on Carmen to Blosser and potential traffic issues.

Mr. Appel responded that this was the first time the City would be doing a preliminary PD or a Development Agreement at that stage of a project.

Councilmember Boysen said he appreciated the points Mr. Blough had presented, and was in favor of proceeding with the project.

Mayor Patino stated that she liked the project and did not mind encouraging industrial zoning further out of the City and working with this proposed project to create a good neighborhood.

Direction to staff
Direction was given to staff to accept the applicant's GPZ application, and allow the developer to process a preliminary PD with a Development Agreement on motion by Councilmember Boysen, seconded by Councilmember Zuniga and carried on the following vote: 4-1-0

AYES:	Councilmembers Boysen, Orach, Zuniga, and Mayor Patino
NOES:	Councilmember Green
ABSENT:	None
ABSTAIN:	None

7. PROPOSAL TO ORCUTT UNION SCHOOL DISTRICT FOR USE OF A VACANT LIBRARY FACILITY. The City Council considered authorizing the submission of a proposal to the Orcutt Union School District for the use of a vacant library facility on the Olga Reed School campus in Los Alamos for the City to operate a County branch library.

City Librarian Housel gave a presentation as detailed in the Council Agenda Report. Plans are underway to reestablish the Los Alamos branch library which belongs to the Orcutt Union School District. The District Board has invited the City to submit a proposal for consideration at the District's August Board meeting. The City would operate a public library at the Olga Reed School with Zone 3 funding provided by the County of Santa Barbara in accordance with the County Wide Library System Agreement. The Friends of the Los Alamos Library have raised money and has been working with the County of Santa Barbara to plan for the remodel of the library building to comply with the Americans with Disabilities Act. The project has been endorsed by the County Library Advisory Committee and County Supervisor, Doreen Farr. The Los Alamos Library, the County of Santa Barbara, and the Orcutt Union School District would be the lead agencies on the project. Once the remodel is complete, the City of Santa Maria would sign a lease agreement with the Orcutt Union School District to provide library services.

The funding for the library would come from the County's per capita allotment for branch libraries, and would total about $13,000 a year. No general funds from the City of Santa Maria would be used to operate the Los Alamos Branch library.

Public Input
Vickie Gill, representing Friends of the Los Alamos Public Library, stated the library in Los Alamos was built in 1966 and was a functioning library for 22 years. The group has raised $60,000 locally in support of the project. The library would be a benefit to seniors and students as they currently need to travel to Orcutt or Buellton for library services.

Forest Starr, representing Friends of the Los Alamos Public Library, spoke about his willingness to volunteer at the library and the excitement the Los Alamos community is experiencing in restoring the library building.

Council discussion
Councilmember Boysen asked about external funding and if the $13,000 expected from the County would be sufficient. He also said he hoped more volunteers would step in to help offset costs.

City Librarian Housel responded that the Friends of the Los Alamos Library have committed to annual fundraising and grant writing to help supplement funding received from the County. She also explained that $13,000 is sufficient to run the library 12 hours a week, similar to the Cuyama branch funding. She went on to say that the Friends of the Los Alamos Library do plan to volunteer their time.

Resolution No. 2014-92 was adopted authorizing the submission of a proposal to the Orcutt Union School District for the use of a vacant library facility at Olga Reed School in Los Alamos as a county branch library on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2014-92 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING SUBMISSION OF A PROPOSAL TO THE ORCUTT UNION SCHOOL DISTRICT FOR THE USE OF A VACANT LIBRARY FACILITY AT OLGA REED SCHOOL IN LOS ALAMOS AS A COUNTY BRANCH LIBRARY

REPORT BY CITY MANAGER:
City Manager Haydon discussed items for the next City Council meeting on August 5, 2014, to include: the Grand Jury Response to the *Union Valley Parkway-Progress with Problems*; the designation of a voting delegate to the League of CA Cities; a public hearing for the first reading of an amendment to the Downtown Specific Plan regarding car washes; an amendment to the Municipal Code regarding personal items in the library; and a policy decision on broadcasting Planning Commission and Recreation and Parks Commission meetings.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Boysen reported that he attended the Quarterly Investment Oversight Committee meeting. He indicated that he also met with several members of the Anaheim Police Department representing their homeless task force. The County of Orange pays approximately $70 million annually dealing with the issue of homelessness, and they were very impressed with the City of Santa Maria's efforts with homeless issues. He also met with County Supervisor Farr, with whom he serves on the Central Coast Collaborative on Homelessness (C3H).

Councilmember Green reported that he attended the pre-opening ceremony for the Santa Barbara County Fair at the Fairpark, the Chamber of Commerce Transportation Meeting, and the Central Coast Literacy Strawberry Social at Shepard Hall in the Library.

Councilmember Orach reported that he attended the pre-opening ceremony for the Santa Barbara County Fair, some of the fair activities, and the Chamber of Commerce Transportation Committee meeting.

Councilmember Zuniga reported that she attended the American GI Forum 35th Annual Scholarship Awards; the Chamber of Commerce Transportation Committee meeting; and the Central Coast Literacy Council reception. She also announced that on October 17th & 18th, First Christian Church will be hosting author Eric Swanson who wrote *To Transform A City*. She also attended a memorial service for Police Sergeant Chris Nartatez's mother who recently passed away.

Mayor Patino reported that she attended the North County Sub-Regional meeting; the ribbon cutting for the Santa Maria Valley Historical Society; a Housing Authority meeting; the Recreation and Parks Commission meeting; the Landmark Committee meeting; the Palm Court Historical Site Award presentation (the first housing project in Santa Maria back in 1932); the Santa Barbara County Fair pre-opening ceremony; the Police Department press conference with Chief Martin; Library Board of Trustees interviews; the Santa Barbara County Mayors and Managers meeting in Buellton; and the concerts in the park.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 8:18 p.m. in memory of Jack Adam who served on the City Council from 1976 to 1986.

APPROVED:

August 5, 2014
Date

Rhonda M. Garietz
Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

Alice M. Patino
Mayor of the City of Santa Maria

ATTEST:

Rhonda M. Garietz, CMC
Chief Deputy City Clerk